

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Fall River**

State: **MA**

PJ's Total HOME Allocation Received: **\$18,848,186**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	19			
Program Progress:							
% of Funds Committed	100.00 %	98.74 %	1	96.45 %	100	100	
% of Funds Disbursed	92.94 %	92.11 %	7	87.93 %	72	68	
Leveraging Ratio for Rental Activities	2.62	7.89	17	4.73	28	33	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	95.06 %	1	83.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	69.76 %	73.98 %	13	70.15 %	40	40	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	81.38 %	82.03 %	10	80.67 %	44	43	
% of 0-30% AMI Renters to All Renters***	49.52 %	50.63 %	11	45.30 %	61	56	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.17 %	97.38 %	15	95.32 %	26	29	
Overall Ranking:			In State:	15 / 19	Nationally:	61	59
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$23,370	\$26,930		\$26,635	725 Units	81.00 %	
Homebuyer Unit	\$10,034	\$16,153		\$14,938	139 Units	15.50 %	
Homeowner-Rehab Unit	\$17,546	\$15,040		\$20,675	31 Units	3.50 %	
TBRA Unit	\$0	\$3,906		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Fall River MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$64,657	\$76,808	\$19,316
State:*	\$147,860	\$102,418	\$22,885
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.12

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	79.6	92.1	87.1	0.0	Single/Non-Elderly:	31.9	31.7	22.6	0.0
Black/African American:	10.9	3.6	6.5	0.0	Elderly:	27.4	3.6	35.5	0.0
Asian:	0.1	0.7	0.0	0.0	Related/Single Parent:	30.3	21.6	12.9	0.0
American Indian/Alaska Native:	0.1	0.0	0.0	0.0	Related/Two Parent:	8.5	38.8	25.8	0.0
Native Hawaiian/Pacific Islander:	0.1	0.0	0.0	0.0	Other:	2.0	4.3	3.2	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.7	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.1	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	2.9	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	6.0	2.9	6.5	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	55.1	30.2	41.9	0.0	Section 8:	33.7	0.0 [#]		
2 Persons:	20.4	18.7	25.8	0.0	HOME TBRA:	0.0			
3 Persons:	11.6	26.6	6.5	0.0	Other:	14.3			
4 Persons:	7.9	14.4	16.1	0.0	No Assistance:	51.9			
5 Persons:	3.3	7.2	6.5	0.0					
6 Persons:	1.1	2.9	3.2	0.0					
7 Persons:	0.4	0.0	0.0	0.0					
8 or more Persons:	0.1	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			136	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Fall River State: MA Group Rank: 61
 (Percentile)
 State Rank: 15 / 19 PJs Overall Rank: 59
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	69.76	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.38	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	95.17	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	1.15	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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